

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING MINUTES OF THE COMMITTEE OF ADJUSTMENT
FEBRUARY 7, 2022 @ 2:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=YhBLNd8MsZc>**

Members Present:

Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Finance:	Adam McNabb
Payroll Administrator:	Laura Rooney
Director of Operations:	Matthew Aston
Manager of Environment and Development Services:	Corey Schmidt
Compliance Analyst:	Sara McDougall
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Economic Development Officer:	Dale Small
Director of Fire Services:	Chris Harrow
Risk Management Official:	Kyle Davis
Manager of Development Planning:	Curtis Marshall
Senior Planner:	Jessica Rahim
Senior Planner:	Mathieu Daoust

CALLING TO ORDER - Chairperson Lennox

Chairperson Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

MINUTES OF PREVIOUS MEETING(S)

- Committee of Adjustment, January 24, 2022 (A01/22, A02/22)

RESOLUTION: CoA 2022-003

Moved: Hern

Seconded: McCabe

THAT the Committee of Adjustment meeting minutes of January 24, 2022 – A01/22 & A02/22 be adopted as presented.

CARRIED

APPLICATION

A03/22 - Harold & Bertha Martin

THE LOCATION OF THE SUBJECT PROPERTY is described Concession 11, S Part Lot 7 and is municipally known as 9372 Concession 11, Mt Forest. The subject lands are approximately 8.98 ha (22.21 ac) in size.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum lot area for a hobby barn. The applicant is proposing to construct a new 364.17m² (3,920 ft²) hobby barn (beef barn). Other variances may be considered where deemed appropriate.

SECRETARY TREASURER

Notices were mailed to property owners within 60 meters of the subject property as well as the applicable agencies and posted on the subject property on January 21, 2022.

PRESENTATIONS

Matthieu Daoust, Planner reviewed comments prepared by himself and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 1, 2022

Clarification: the application is viewed as a barn, not a hobby barn.

Planning Opinion: The variance requested would provide relief from the minimum lot area for a barn. The applicants are proposing to construct a new barn (beef barn) with a floor area of 364.17m² (3,920 ft²) on the subject property.

We have no concerns with the application as it generally maintains the intent and purpose of the Official Plan and Zoning By-law as the lands are located within an agricultural area and zoned accordingly.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Concession 11, S Part Lot 7 and is municipally known as 9372 Concession 11, Mt Forest. The property is approximately 8.98 ha (22.21 ac) in size has an existing dwelling and two sheds.

PROPOSAL

The purpose of this application is to provide relief from the minimum lot area for a barn on a lot approximately 8.98 ha (22.21 ac) in size. The applicant is requesting permission to construct a new barn (beef barn) with a floor area of 364.17m² (3,920 ft²).

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated AGRICULTURAL. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Agricultural (A). The current provisions permit a barn on lots less than 35 ha (86 ac) but more than 10.1 ha (25 ac). The subject property is approximately 8.98 ha (22.21 ac). The applicant is proposing to construct a new barn (beef barn) with a floor area of 364.17m² (3,920 ft²). With respect to the impact, the property is surrounded by agricultural uses and a residential use. It appears that the dwelling located at 9370 Concession 11 would be closer to an existing barn than the proposed barn on 9372 Concession 11. The following relief is requested:

Barn	Required lot Area	Proposed Lot Area	Difference
Minimum Lot Area	10.1 ha (25 ac)	8.98 ha (22.21 ac)	1.12 ha (2.76 ac)

The variance requested is minor and appropriate for the use of the lot. The applicant has indicated that variance requested is to construct a new barn to house beef cattle. The variance meets the general intent of the Official Plan and Zoning By-law. I trust that this information will be of assistance to the Committee when making their decision on this application.

CORRESPONDENCE FOR COMMITTEE'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated January 27, 2022 (No Objections)

REQUEST FOR NOTICE OF DECISION

Persons wishing to be notified of the decision must submit a written request to the Secretary-Treasurer.

CHAIRPERSON OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Harold Martin, applicant, was present to answer questions regarding the application.

Corey Braund, neighbour at 9370 Concession 11, was supportive of the application.

COMMENTS/QUESTIONS FROM THE COMMITTEE

No comments or question from the Committee.

DECISION

CALL FOR VOTE: SHOW OF HANDS

THAT the minor variance applied for in Application A03/22, for the property described as Concession 11, S Part Lot 7, geographic Township of Arthur, with a civic address of 9372 Concession 11, to provide the following relief;

1. **THAT a decreased Lot Area of 8.98 ha (22.21 ac) be permitted, for a proposed livestock facility, whereas the By-Law requires 10.1 ha (25 ac).**

APPROVED

ADJOURNMENT

RESOLUTION: CoA 2022-004

Moved: Burke

Seconded: McCabe

THAT the committee of adjustment meeting of February 7, 2022 be adjourned.

CARRIED

Secretary Treasurer

Chair